184.0	0007	0006.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	662,300 /	662,300
					USE VALUE:	662,300 /	662,300
					ASSESSED:	662,300 /	662,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
216		WOLLASTON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DONATO JAMES N
Owner 2:	
Owner 3:	
Street 1:	216 WOLLASTON AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SAWYER GRACE M -
Owner 2:	-
Street 1:	6 GRANDVIEW AVENUE
Twn/City:	BURLINGTON
St/Prov:	MA Cntry:
Postal:	01803

NARRATIVE DESCRIPTION

This parcel contains .146 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1956, having primarily Wood Shingle Exterior and 1200 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6351.000	234,900		427,400	662,300
Total Card	0.146	234,900		427,400	662,300
Total Parcel	0.146	234,900		427,400	662,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 551.92 /Parcel: 551.92

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 123994

GIS Ref

GIS Ref

Insp Date 08/25/17

!14329!

PREVIOUS ASSESSMENT

Parcel ID 184.0-0007-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	234,900	0	6,351.	427,400	662,300		Year end	12/23/2021
2021	101	FV	228,400	0	6,351.	427,400	655,800		Year End Roll	12/10/2020
2020	101	FV	228,400	0	6,351.	427,400	655,800	655,800	Year End Roll	12/18/2019
2019	101	FV	200,300	0	6,351.	427,400	627,700	627,700	Year End Roll	1/3/2019
2018	101	FV	196,200	0	6,351.	360,200	556,400	556,400	Year End Roll	12/20/2017
2017	101	FV	196,200	0	6,351.	329,700	525,900	525,900	Year End Roll	1/3/2017
2016	101	FV	196,200	0	6,351.	280,800	477,000	477,000	Year End	1/4/2016
2015	101	FV	191,700	0	6,351.	244,200	435,900	435,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:47:34

LAST REV

Date	Time
09/06/18	18:34:41
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14329

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAWYER GRACE M,	59215-142		6/1/2012	Estate/Div	435,000	No	No		
	11254-43		11/16/1966			No	No		N

USER DEFINED

Prior Id # 1:	123994
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/31/2017	962	Porch	10,000	C				
7/13/1995	405	Manual	55,000					REPAIR FIRE DAMAGE

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2017	MEAS&NOTICE	HS	Hanne S
9/1/2012	MLS	EMK	Ellen K
12/8/2008	Info At Door	372	PATRIOT
4/12/2005	OWNR INFO	BR	B Rossignol
1/3/2000	Meas/Inspect	263	PATRIOT
7/19/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6351		Sq. Ft.	Site		0	70.	0.96	7									427,370						427,400	

Total AC/HA:	0.14580	Total SF/SM:	6351	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	427,370	Spl Credit		Total:	427,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	26 - Wood	3	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	175.482
Other Features:	80922
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	340379
Depreciation:	105517
Depreciated Total:	234861

COMMENTS

HOUSE FIRE JULY 1995 SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	M

Totals		
1	5	2

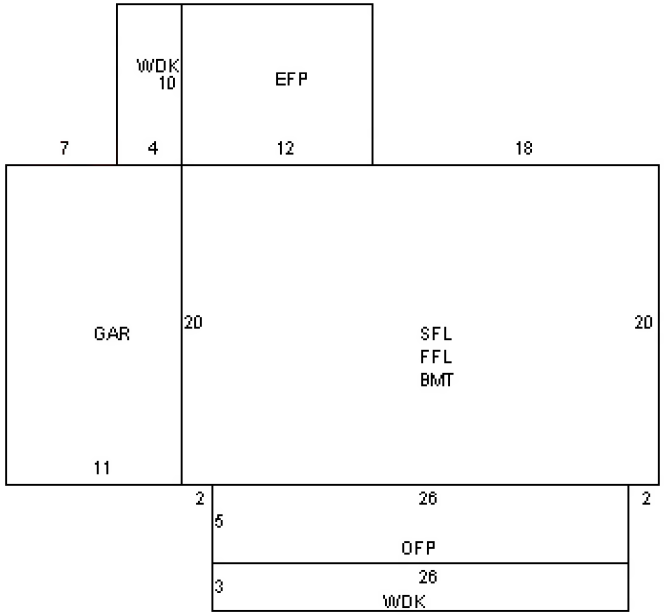
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	175.48
Special Features:	0	Val/Su Net:	98.37
Final Total:	234900	Val/Su SzAd	195.75

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	600	52.640	31,587
FFL	First Floor	600	175.480	105,289
SFL	Second Floor	600	175.480	105,289
GAR	Garage	220	26.360	5,799
OFP	Open Porch	130	29.190	3,795
EFP	Enclos Porch	120	49.910	5,989
WDK	Deck	118	14.470	1,708

	Net Sketched Area:	2,388		Total:	259,456
Size Ad	1200	Gross Area	2388	FinArea	1200

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

184.0-0007-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	8X10	A	AV	2018	0.00	T	5	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc